# WARRANTY DEED

Karen Johnson
Batch # 1236836
02/13/2025 12 38 44 PM
Fees $18 00 Taxes $518 00

Davidson County
DEEDWARR
3 pgs

20250213-0011045

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO (S) |
|---|---|---|
| Legacy Landmark LLC,<br>a Tennessee Limited Liability Company | SAME AS NEW OWNER | Parcel ID 092 06 0 126 00 |
| (NAME) | (NAME) | |
| 10348 Gulf Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Treasure Island, FL 33706 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerome Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Legacy Landmark LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee

Being Lot No 349 on the Map of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County Said Lot No 349 fronts 50 feet on the South side of Morena Street and runs back between lines, 211 6 feet on the west line and 208 5 feet on the East line to the North line of an alley on which in measures 50 2 feet

Being the same property conveyed to Connett C Gooch and wife, Bettie Gooch by Installment Deed from Kenneth B Williamson and wife Louise B Williamson of record in Book 1809, page 622, Register's Office for Davidson County, Tennessee, dated March 11, 1950 and recorded on March 13, 1950. The said Betty Gooch having since died on January 26, 1976 Her interest in the property vested at death in Connet C Gooch as survivng Tenant by The Entirety



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-LREI-24-2707

Being the same property conveyed to G Battle Claiborne by Quitclaim Deed from Connett C Gooch, further conveyed to Connett C Gooch and Rosa Lee Gooch, as joint tenants with right of survivorship, and unto the survivor's, from G Battle Claiborne, of record in Book 5662, page 113, Register's Office for Davidson County, Tennessee, dated October 08, 1980 and recorded on October 08, 1980

The said Connett C Gooch having since died on December 5, 1991 His interest in the property vested in Rosa Lee Gooch as surviving Tenant

The said Rosa Lee Gooch having since died testate on November 24, 2012 Her Last Will and Testament having never been admitted to probate The sole devisee under her will being one and the same as one of her hiers at law Her interest in the property vested at death in Jerome Jones, Sr , Dwayne Jones, Harold Priest and Dan E Jones, her heirs at law, as evidenced by Affidavit of Heirship of Record in Instrument Number * _____ and * 20250213-0011041 20250213-0011043 in the Register's Offfice for Davidson County, Tennessee

The said Dan Jones having since died intestate on February 13, 2024 His interest in the subject property vested at death in Jerome Jones, Sr, Dwayne Jones, and Harold Priest, his heirs at law, as evidenced by Affidavits of Heirship of Record in Instrument Numbers 20250213 0011042 and 20250213 0011044 in the Registers Office for Davidson County, Tennessee

Being the same property conveyed to Jerome Jones, Sr by Quitclaim Deed from Dwayne A Jones of record in Instrument No 20241216-0097406 Register's Office for Davidson County, Tennessee, dated December 13, 2024 and recorded on December 16, 2024

Being the same property conveyed to Jerome Jones Sr by Quitclaim Deed from Harold Priest of record in Instrument No 20241216-0097407 Register's Office for Davidson County, Tennessee, dated December 13, 2024 and recorded on December 16, 2024

This conveyance is subject to (a) all restrictions of record; (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 2707 Morena St., Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 7th day of February 2025

Jerome Jones, Sr , individually and as the heir of the Estate of Rosa Lee Gooch

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jerome Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th day of February, 2025

Notary Public

My Commission Expires: 2.21.28

(SEAL)

